



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

OPR MNR

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

1. Both parties agree this tenancy started June 15, 2016 and that the agreed payable rent in the amount of \$1500.00 is due on the **1st.** of every month.
2. Both parties agree that at the outset of the tenancy the landlord collected a security deposit of \$750.00 and retains it in trust.
3. Both parties agree that **the tenancy will end** and the tenant will vacate by no later than on **September 30, 2016.**
4. Both parties also agree that there are rent arrears for July and August 2016 in the amount of \$1600.00.

So as to perfect this agreement the landlord will be given an Order of Possession to reflect condition #2 of this agreement. If necessary, this Order may be filed in the Supreme Court and enforced as an Order of that Court.

So as to perfect this agreement the landlord will be given a Monetary Order to reflect condition #3 of this agreement. If necessary, this Order may be filed in the Small Claims Court and enforced as an Order of that Court.

The parties were apprised that the security deposit must be administered at the end of the tenancy in accordance with the Act, unless the parties mutually agree otherwise.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms, free of duress or coercion. Both parties testified that they understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties** and that both Orders are enforceable.

This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Residential Tenancy Act.

Dated: August 31, 2016

Residential Tenancy Branch